



**AVAILABLE TO LET - UNDERGOING REFURBISHMENT**

Substantial Two-Storey Business Premises with Parking

Unit 2C, Hythe Quay,  
Colchester, Essex, CO2 8JB

**RENT**

**£39,500**  
per annum (plus VAT)

**AVAILABLE AREA**

**7,539 sq ft**  
[700.3 sq m]

## IN BRIEF

- » CURRENTLY UNDERGOING REFURBISHMENT
- » Ground Floor Warehouse / Workshop Space
- » Ground Floor Offices, Reception & W/C Facilities
- » Full First Floor Office / Storage Areas
- » Established Business Location

## LOCATION

The unit is located on Hythe Quay, close to Colchester's City Centre and also the nearby popular Whitehall Industrial Estate. Good access is available to the inner ring road systems which in turn lead to the A12 and A120 (approx. 4.5 miles), providing direct links to the M25, Stansted Airport and the east coast ports of Harwich and Felixstowe.

## DESCRIPTION

The unit is comprised of a ground floor warehouse / workshop space (ceiling height approx. 3.2m), which is accessed via an electric roller shutter door (approx. 3.6m width x 2.9m height) with integrated personnel door. The workshop benefits from LED strip lighting and 3-phase power supply.

An interconnecting door leads into the ground floor / reception area (accessed externally via separate personnel door), which is currently undergoing refurbishment and benefits from office / meeting room space and W/C facilities.

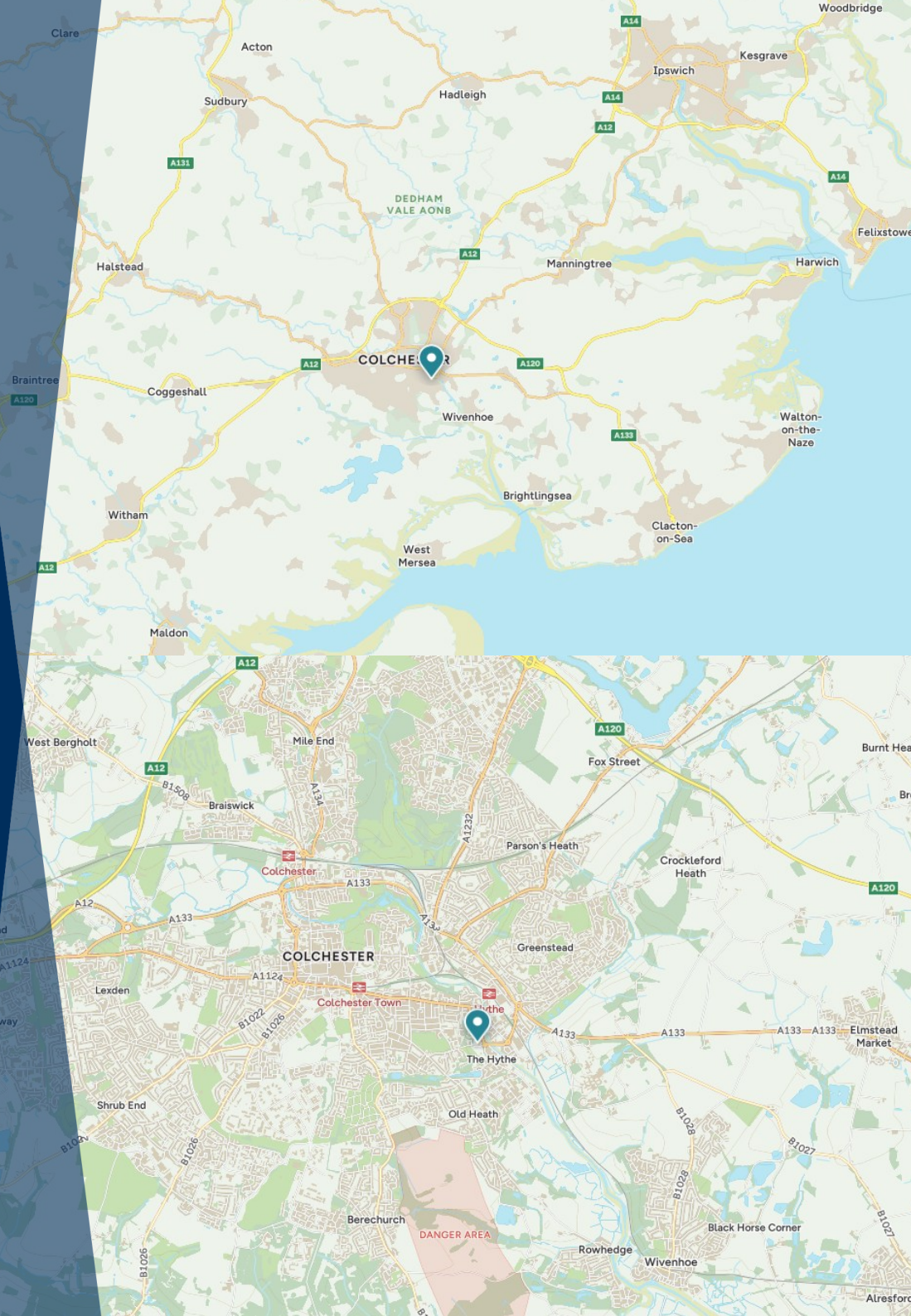
An internal staircase leads to the first floor, also currently undergoing refurbishment, and will provide office space (to benefit from carpeting and LED lighting), as well as a new tea point facility and ample storage space with natural light provided by windows throughout and translucent roof lights.

Externally, there is parking to the side elevation (approx. 4 / 5 spaces - more if double parked), as well as loading / unloading area in front of the shutter door.

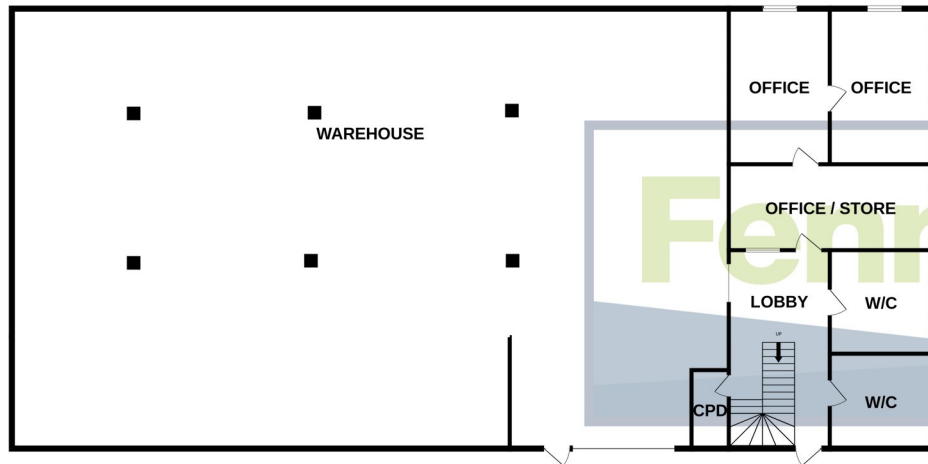
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

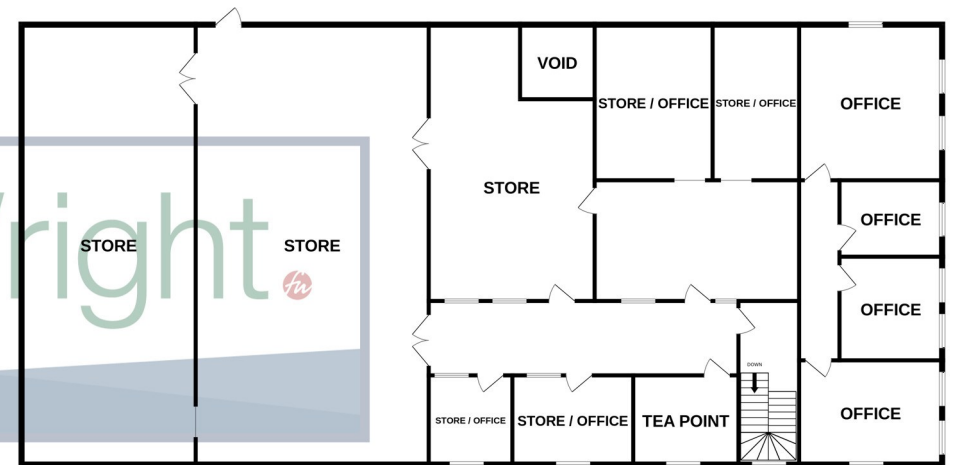
- |                                     |              |                       |
|-------------------------------------|--------------|-----------------------|
| » Ground Floor Warehouse:           | 2,912 sq ft  | [270.5 sq m] approx.  |
| » Ground Floor Offices / Reception: | 840 sq ft    | [78.0 sq m] approx.   |
| » First Floor Offices / Stores:     | 3,787 sq ft  | [351.8 sq m] approx.  |
| » Total:                            | 7,539 sq. ft | [700.3 sq. m] approx. |



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed (subject to a minimum unbroken lease term of five years) at a rent of £39,500 per annum (plus VAT).

### SERVICE CHARGE

A provision for a service charge will be included within the lease to cover the costs of repairs and maintenance to the communal roadway, which will be chargeable on an ad hoc basis. VAT will be applicable.

### BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £2,100 plus VAT.

### BUSINESS RATES

We are advised that the premises currently has two separate business rating assessments:

Unit 2c Hythe Quay: RV £17,000

1st Flr Unit 2 Hythe Quay: RV £12,250

Combined RV therefore approx. £29,250.

We therefore estimate rates payable are likely to be in the region of £12,640 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities in this regard.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (115) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

### VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

### LEGAL COSTS

Each party will bear their own legal costs.

### ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright  
882 The Crescent  
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Essex CO4 9YQ**

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Particulars created 9 February 2026

